

OWNER'S CERTIFICATE OF ACCEPTANCE:
STATE OF ALABAMA
COUNTY OF BALDWIN

This is to certify that, BILLY H. TALLENT, the undersigned do hereby certify that I am the Owner of the within platted and described lands and that I have caused the same to be surveyed and subdivided as indicated hereon, for the uses and purposes herein set forth and do hereby acknowledge and adopt the same under the design and title hereon indicated, and grant all Easements and dedicate all Streets, to the public or private uses as noted on this plat.

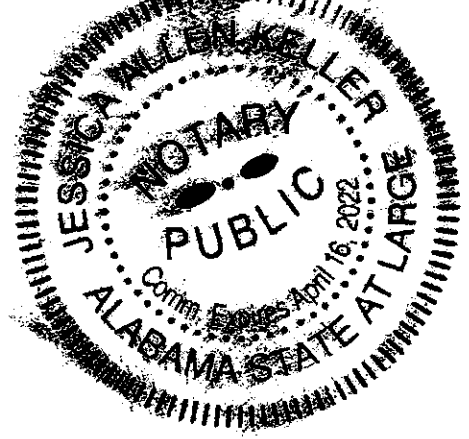
Billy H. Talient
BILLY H. TALLENT Date

NOTARY PUBLIC:
STATE OF ALABAMA
BALDWIN COUNTY

Jessica Allen Keller, a Notary Public, in and for said State and County, do hereby certify that the above name/s signed to the within OWNERS ACCEPTANCE and who are known to me, that they voluntarily executed said ACCEPTANCE on this date, 4 day of August, 2021.

Jessica Allen Keller
Notary Public - Baldwin County, Alabama

My Commission Expires: 4.16.2022



CERTIFICATE OF APPROVAL BY THE
UTILITIES BOARD OF THE CITY OF DAPHNE:

I, Scott Polk, as General Manager for the UTILITIES BOARD OF THE CITY OF DAPHNE, ALABAMA DO HEREBY CERTIFY THAT THE FINAL PLAT HAS BEEN EXAMINED BY ME AND THE SUBDIVIDERS PLANS AND SPECIFICATIONS COMPLY WITH THE REQUIREMENTS SET FORTH IN THE DAPHNE LAND USE AND DEVELOPMENT. I further certify that the Utility improvements have been installed and are now subject to a two year guarantee prior to acceptance for maintenance unless otherwise noted by written agreement.

Dated this the 4th day of July, 2021.

Scott Polk
Scott Polk, General Manager or Authorized Representative

05-43-04-17-4-000-027.000
PIN: 31249
NELSON, BOYD A & JEANNE L
P O BOX 724
DAPHNE AL 36526
3.0 Acres

CERTIFICATE OF APPROVAL OF UTILITIES
BY RIVIERA UTILITIES:

The undersigned, as authorized by The BOARD RIVIERA UTILITIES, hereby approves the within plat for the recording of same in the Office of the Judge of Probate, Baldwin County, Alabama, this the 30th day of July, 2021.

Scott Polk
Authorized Representative

TELEPHONE COMPANY CERTIFICATE:

The undersigned, as authorized by AT&T - Alabama, hereby approves the within plat for the recording of same in the Office of the Judge of Probate, Baldwin County, Alabama, this the 30th day of August, 2021.

Scott Polk
Authorized representative

CERTIFICATE OF APPROVAL BY THE CITY OF DAPHNE
DIRECTOR OF COMMUNITY DEVELOPMENT:

I, ADRIENNE JONES, as DIRECTOR OF COMMUNITY DEVELOPMENT FOR THE CITY OF DAPHNE, do hereby certify that the Final Plat has been examined by me and that said subdivision complies with the Requirements set forth in the Daphne Land Use and Development.

Dated this the 4th day of August, 2021.

Adrienne Jones
Adrienne Jones, Director of Community Development for the City of Daphne.

CERTIFICATE OF APPROVAL BY THE CITY OF DAPHNE PLANNING COMMISSION
AND AUTHORIZATION FOR RECORDING:

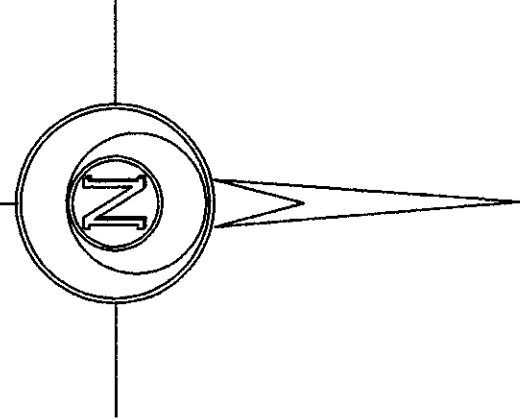
I, the undersigned certify that the Subdivision Plat shown hereon has been found to comply with the Daphne Land Use and Development Ordinance with the exception of such variances, if any, as are noted in the Minutes of the Planning Commission and written upon said Plat and that it has been APPROVED for the Recording in the Judge of Probate's Office, Baldwin County, Alabama.

Dated this the 5th day of August, 2021.

Mary E. Benjin
Planning Commission Chairman
or Authorized Representative

OWNER / DEVELOPER
05-43-04-17-4-000-010.000
PIN: 41734 & 21881
TALLENT, BILLY H
P O BOX 370
DAPHNE AL 36526

Graphic Scale 1" = 50'



05-43-04-17-4-000-016.000
PIN: 19976
KLINNER, WOODY R & KLINNER, CINDY A
9090 PLEASANT RD
DAPHNE AL 36526
0.89 Acres

ZONED R-2

05-43-04-17-4-000-011.000
PIN: 17579
GUARROSO, ALFRED V & MAXINE CINK
1205 RANDALL AVE
DAPHNE AL 36526
5.23 Acres

ZONED R-2

05-43-04-17-1-000-057.001
PRESCOTT, JEAN MARC
THEODORE L
THOMASVILLE AL 36794
0.3 Acres

ZONED R-1

05-43-04-17-1-000-057.004
SCISM, MICHAEL J & CHERYL J
1305 WILSON AVE
DAPHNE AL 36526
1.7 Acres

05-43-04-17-1-000-057.008
PIN: 106271
DENISH, OWENDOLYN
P O BOX 745
PINE HILL AL 36769
0.26 Acres

SITE DATA

For Redesigning of Lot Lines:

1. Total Number of Lots 2, Project Size 2.811 Acres
2. Smallest Lot is 50,610 Square Feet, Largest Lot 71,826 Square Feet.
3. The Lots are served by AT & T Communications - Telephone, Daphne Utility Board for Water, Sewer, Riviera Utilities for Power
4. Utility Easements as shown hereon.
5. Building Setbacks for R-2:
Front Yard = 35 feet
Rear Yard = 35 feet
Side Yard = 10 feet
6. This Project lies within The City of Daphne.
7. All Lot corners are to be marked with a re-bar and cap unless otherwise noted.

Existing Utilities:
No new Streets this Project.

BSL = Building Setback Line

SURVEYORS NOTES:

1. All measurements were made in accordance with U.S. Standards.
2. Description as furnished by Client.
3. There may be Recorded or Unrecorded Deeds, Easements, right-of-ways, or other instruments that could affect the Boundaries of said properties.
4. There was No attempt to determine the existence, location or extent of any sub-surface features such as Septic Tanks, Underground Utilities, Footings, etc.
5. Bearings and Distances shown hereon were "Computed" from actual field traverses.
6. The Basis of Bearings for this Survey are Based on Grid North as established by NAD 83, Alabama West Zone.
7. There was NO attempt made to locate any Environmental issues such as but not limited to Wet Lands, Fuel Tanks, etc.
8. Owner Must Verify Wetlands Location if Shown on Survey with the proper authorities before any construction is to be started.
9. Refer to Recorded Deeds, Plats, Restrictive Covenants for any additional information.
10. Measurements of the Residence are exterior dimensions and are not to be used for calculating square footage of Residence.
11. Flood Zones are scaled from the current FEMA maps.
12. Limits of proposed Residence to be shown are as per clients instructions.
13. Verify any Building Setbacks and Building location with the proper authorities before any construction can begin.
14. This Plat or Map is the property of Moore Surveying, Inc. and Seth Moore. It is Solely for the use of the Client. Named hereon and may not be used by a Third Party.
15. This Survey is Valid for 30 days from the date of survey and is NOT Transferable to a Third Party and may NOT be used for any other purpose without prior written consent from Moore Surveying, Inc., or Seth Moore.
16. This Survey is based upon existing monumentation found as hereon states and does not purport to represent a retracement of the Government Survey.

LEGAL DESCRIPTION:

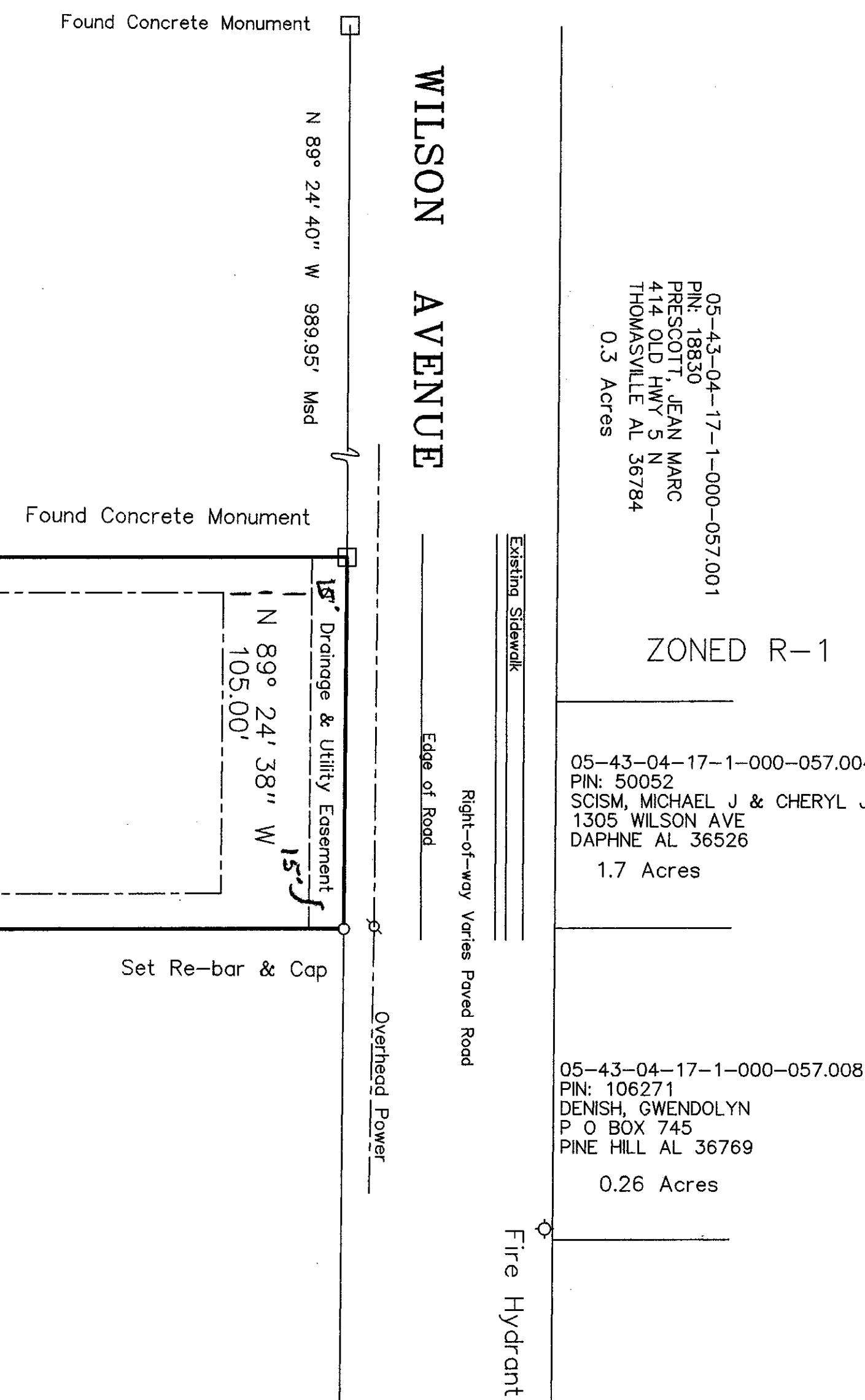
BEGINNING at a Found Concrete Monument at the intersection of the West line of Lot 7, in Block 1 in Randall's Subdivision of a part of Section 17, Township 5 South, Range 2 East, St. Stephens Meridian, Baldwin County, Alabama, according to the official plat thereof recorded in Miscellaneous Book 1, Page 227, in the Judge of Probate's Records, and the South Right-of-way line of Wilson Avenue; thence run North 89 degrees 52 minutes East, along said South Right-of-way line a distance of 105.00 feet to an iron pin marker; thence run South a distance of 1,164.90 feet to a concrete monument lying on the North Right-of-way line of Randall Avenue; thence run South 89 degrees 19 minutes 20 seconds West, along said North Right-of-way line a distance of 105.0 feet to an iron pin marker lying on the said West line of Lot 7; thence run North, along said West line of Lot 7 a distance of 1,167.22 feet to the POINT OF BEGINNING.

I, Seth W. Moore, a Licensed Professional Land Surveyor, hereby state that all parts of this survey and drawing have been completed in accordance with the requirements by the Standards of Practice for Land Surveying in the State of Alabama to the best of my Knowledge, information and belief, this is a true and correct map.

All according to my survey made this the 1st day of April, 2021.

I also state that this drawing and/or certification does not reflect any title or easement research, other than what is visible on the ground or provided by the clients at time of survey.

Seth W. Moore
Seth W. Moore, P.L.S.
Ala. Reg. No. 16674



NOT TO SCALE

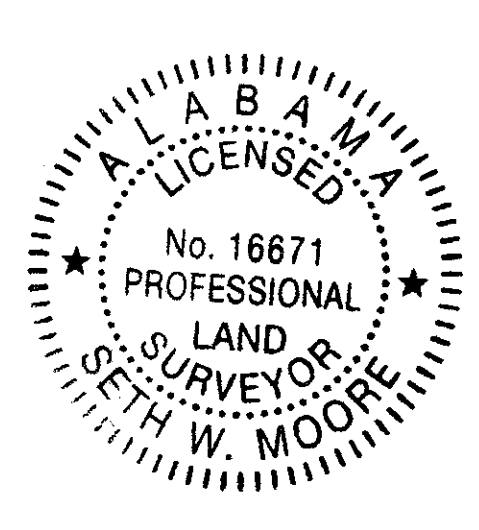
VICINITY MAP

MOORE SURVEYING, INC.
PROFESSIONAL LAND SURVEYING

555 NORTH SECTION STREET,
FAIRHOPE, ALABAMA 36532

PHONE (251) 928 - 6777

Email mooresurveying@bellsouth.net



P.P. = Power Pole	JOB NO.	2020 219
CL = Centerline	DATE	4/01/2021
UG = Underground	FIELD WORK DATE	
REC = Record	DRAWN BY	SWM
MSD = Measured	SCALE	1" = 50'
CAL = Calculated	REVISIONS	
FC = Fence Corner		
R = Radius		
ARC = Arc Length		
TBL = Telephone		
BM = Bench Mark		
ELEV = Elevation		
FINC = Fenced Re-bar & Cap		
FP = Found Iron Pin		
SP = Set Re-bar & Cap		

TALLENT PLACE
A Residential Subdivision